

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/16 Byron Road, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$835,000 & \$900,000

Median sale price

Median price \$745,000 Property Type Townhouse Suburb Kilsyth

Period - From 06/03/2025 to 05/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	58 Evans Dr CROYDON 3136	\$906,000	22/11/2025
2	14 Glendale Ct KILSYTH 3137	\$905,000	07/11/2025
3	36 Glen Dhu Rd KILSYTH 3137	\$870,000	30/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/03/2026 17:24



Property Type:
Agent Comments

Indicative Selling Price
\$835,000 - \$900,000
Median Townhouse Price
06/03/2025 - 05/03/2026: \$745,000

Comparable Properties



58 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$906,000
Method: Private Sale
Date: 22/11/2025
Property Type: Townhouse (Single)
Land Size: 368 sqm approx



14 Glendale Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 338 sqm approx



36 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 305 sqm approx

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